

CASE NO. 552-PA-2004

## FIRST AVENUE AND GOLDWATER

### PROJECT NARRATIVE:

THIS PROJECT IS LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND GOLDWATER BOULEVARD. THERE IS AN EXISTING BUILDING TWO STORY OFFICE BUILDING ON THE WEST SIDE OF THE SITE AND AN EXISTING PARKING LOT ON THE EAST SIDE OF THE PROPERTY. TOM FRENKEL, THE OWNER, PLANS TO REMODEL THE EXISTING BUILDING. THE PLANS CALL FOR ADDING MORE OFFICE/RETAIL AND RESIDENTIAL SPACE TO THE EXISTING BUILDING. THE PARKING AREA WILL BECOME A PARKING GARAGE, AND FOUR NEW TWO STORY RESIDENTIAL LOFTS WILL BE ADDED ABOVE THE GARAGE.

CURRENTLY THE EXISTING BUILDING IS 7365 SF THE NEW OFFICE AREA WILL BE APPROXIMATELY 7000 S.F. AND AN ADDITIONAL 8871 S.F. WILL BE RESIDENTIAL UNITS. THE PARKING GARAGE WILL BE FOR VISITOR PARKING AND WILL INCLUDE A GATED PARKING AREA FOR THE RESIDENCES. ACCESS TO THE RESIDENCES SHALL BE THROUGH A COURTYARD THAT CONNECTS THE RESIDENCES WITH THE OFFICE/RETAIL SPACES AND THE REAR ON SITE PARKING AREA..

THE BUILDING DESIGN WILL BE CONTEMPORARY. THE BUILDING MATERIALS WILL BE 8X8X16 WHITE SPLIT FACE BLOCK WITH 4" BANDS FOR SMOOTH NATURAL GRAY BLOCK. AREAS OF DARK GRAY STAINLESS STEEL PANEL WILL PROVIDE A CHANGE IN TEXTURE AND WILL NOT BE REFLECTIVE. THE WINDOW FRAMES WILL BE BRUSHED ALUMINUM TO BE COMPATIBLE WITH THE STAINLESS STEEL PANELS. THE EXTERIOR BUILDING RAILINGS WILL BE CLEAR GLASS WITH A STAINLESS STEEL CAP RAIL. THE INTERIOR RAILINGS WILL BE METAL RAILINGS PAINTED TO MATCH THE ROOFING MATERIAL. THE WINDOW GLAZING WILL BE CLEAR INSULATED LOW-E GLASS. THE SLOPED ROOF WILL BE A METAL ROOF OF MEDIUM GRAY TO CO-ORDINATE WITH THE STAINLESS STEEL PANELS ON THE SIDES OF THE BUILDING. METAL SCREEN ON THE ROOF WILL CONCEAL THE MECHANICAL EQUIPMENT AND WILL BE THE SAME AS THE ROOFING MATERIAL, WHICH HAS A WEATHERED ZINC LOOK.

THE AREA CONSIST OF A MIXTURE OF DIFFERENT ARCHITECTURAL SCHEMES. THE PROPOSED BUILDING WILL CREATE A MORE INVITING STREETSCAPE WITH THE LARGE NEW PAVED ENTRANCES AND GLASS

FACADES. IT WILL BE LIGHT IN APPEARANCE AND INVITING TO PASSERS BY, WHILE PROVIDING PRIVACY AND SECURITY FOR THE RESIDENTIAL UNITS. NEW LANDSCAPING WILL BE ADDED THROUGHOUT THE COMPLEX TO MEET THE CITY OF SCOTTSDALE LOW WATER REQUIREMENTS.







# MATERIAL LEGEND:

1. SPLIT FACE BLOCK-SUPERLITE- MISSION WHITE
2. SMOOTH FACE BLOCK-SUPERLITE-NATURAL GRAY
3. STUCCO- SAND FINISH
4. PAINTED DUNN-EDWARDS-DEW381 DROPLETS
5. STAINLESS STEEL PANELS, FACIA AND GATES
6. MIRROR METALS-HL Tt-plating-DARK GRAY
7. CLEAR GLASS-PFG-LOW E INSULATED
8. W/ BRUSHED ALUMINUM WINDOW MULLIONS
9. BY SOUTHWEST ALUMINUM SYSTEMS
10. METAL ROOF: PAD-CLAD ALUMINUM
11. KYNAR 500 METALLICS-WEATHERED ZINC
12. METAL SCREEN WALL: PAD CLAD ALUMINUM
13. KYNAR 500 METALLICS-WEATHERED ZINC
14. HANDRAILS: GLASS W/ STAINLESS STEEL TRIM CAP
15. METAL HANDRAIL: PAINTED DUNN-EDWARDS
16. DE6369 LEGENDARY GRAY
17. METAL SIDING: PAD-CLAD ALUMINUM
18. KYNAR 500 METALLICS-WEATHERED ZINC
19. METAL GRILLE: PAINTED DUNN-EDWARDS
20. DE6369 LEGENDARY GRAY
21. FROSTED GLASS IN METAL FRAME: PAINTED
22. DUNN-EDWARDS DE6369 LEGENDARY GRAY
23. WOOD DOORS STAINED: HALEY ARCHITECTURAL
24. DOORS RED OAK W/ CLEAR FINISH
25. METAL DOOR: PAINTED DUNN-EDWARDS
26. DE6369 LEGENDARY GRAY



SOUTH ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"



INTERIOR-SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING EXPANSION FOR  
THE CLAYTON COMPANIES  
7002 E. 1st AVENUE  
SCOTTSDALE, ARIZONA

DESIGN COALITION  
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